

MINUTES

ADJOURNED

JOINT CITY COUNCIL

AND

PLANNING COMMISSION

MEETING

SEPTEMBER 7, 2004

An adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:07 p.m. at the Rolling Hills Estates City Hall, 4045 Palos Verdes Drive North, by MAYOR MITCHELL.

COUNCIL MEMBERS PRESENT: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

COMMISSIONERS PRESENT: Bayer, Killen, O'Day, Rein, Somers**, Vanden Bos*

*COMMISSIONER VANDEN BOS arrived at 6:25 p.m.

**COMMISSIONER SOMERS arrived at 8:10 p.m.

COMMISSIONER ABSENT: Conway

CITY STAFF PRESENT: Doug Prichard, City Manager

David Wahba, Planning Director

Niki Cutler, Senior Planner

OTHERS PRESENT: Mike Cope, Project Manager

INTRODUCTIONS

MAYOR MITCHELL stated the purpose of this meeting is to introduce a proposed development on the Chandler landfill site. She requested the meeting participants introduce themselves to the audience.

PRESENTATION OF MODEL AND PLANS

Mike Cope, Project Manager, Chandler Reuse Master Plan, commented that the Chandler family has resolved their issues and is prepared to take the next step toward ultimate development of the landfill property. He provided an extensive description of the project noting that it is a 228 acre site, of which 31 acres are owned by the Rolling Hills Country Club. The site includes property within the cities of Rolling Hills Estates and Torrance, and the project may involve a property exchange with the City of Lomita. He then explained the master plan concept through illustrations and a model. It was also noted that this concept was presented to the Reuse Subcommittee as well, members of which were invited to attend the joint meeting.

Mr. Cope noted their intention to build 129 homes on 65 acres of gross residential land and the Country Club's clubhouse would be on seven acres. He provided an overview of their master plan.

Greg Sullivan, Rolling Hills Country Club, noted their new facility will offer dining rooms, swimming pool, tennis courts and gym for the members. COMMISSIONER BAYER inquired if these amenities were factored into the design of the clubhouse. Mr. Sullivan noted their architect is currently working on this for

inclusion in the seven acre site.

COMMISSIONER KILLEN stated his opinion regarding the access layout through the development as he felt it has a "labyrinth" feel.

Mr. Cope noted that he spoke with Los Angeles County Fire Department, and it is their policy to approve this style of development if there are fewer than 150 lots. He noted their marketing consultants indicated that single-loaded streets and cul-de-sacs are what buyers seem to want.

MAYOR PRO TEM ADDLEMAN inquired if this development will be a gated community. Mr. Cope stated that is what is being proposed.

COUNCILMAN ZUCKERMAN inquired as to why there are no sidewalks. Mr. Cope indicated that the developer wished to retain a rural atmosphere.

COMMISSIONER O'DAY inquired as to a particular piece of property on Palos Verdes Drive East. Mr. Cope noted they are in the process of determining if this 3.75 acre property is the City's or theirs. Additionally, he noted they are also suggesting to clean up the roadway edge along the length of the development.

Mr. Cope noted that a legal arrangement has been reached with Standard Concrete contingent upon project approval for relocation outside the City from their present site.

Mr. Cope stated that the proposed homes are approximately 4,400 square feet. He was pleased to note that they currently have 75 names on the interest list, most of which are members of the Country Club.

MAYOR MITCHELL asked Mr. Cope to discuss the City of Lomita reservoir project. Mr. Cope explained that a new five million gallon water reservoir is proposed. He noted that, while additional studies were completed, the drawings must be re-engineered as they now envision a round reservoir as opposed to rectangular one. He noted it is subject to approval by the Lomita City Council and that they are working with their staff.

COUNCILWOMAN SEAMANS noted that the water reservoir extends into the City of Rolling Hills Estates from the City of Lomita. Mr. Cope noted that Lomita may request a boundary adjustment to bring this piece of land into their jurisdiction. As far as Torrance is concerned, it was noted that 50 homes are proposed in what is now that city, but that it is the developer's intention to seek a boundary adjustment so that all homes are in Rolling Hills Estates. He also indicated that they will have similar work sessions with Lomita and Torrance representatives regarding this project as well.

COMMISSIONER O'DAY inquired as to how the schools will be affected with Mr. Cope stating that more than likely the Torrance school district boundary will be adjusted as well.

COUNCILMAN ZUCKERMAN expressed his concern regarding circulation within the project and inquired as to how this could be better designed to create more of a neighborhood feel. Mr. Cope noted that the site constraints are severe necessitating the proposed circulation design.

Mr. Cope indicated that once the project is approved, it would take at least 24 months for completion.

COMMISSIONER VANDEN BOS inquired if it was possible to include a park in this project. Planning Director Wahba noted discussion took place regarding incorporating Quimby funds for a proposed park outside the development.

Mr. Cope indicated that the feedback he received was not favorable for a public park in the neighborhood.

Mr. Cope went on to note that residents will have first priority for membership, and once the project list is announced, membership will likely increase.

Mr. Cope noted that no more than 15 months should pass for reconstruction of the golf course, and in the meantime, the club will provide alternative locations for play. Additionally, he stated that 90% of the Club's

members voted in favor of full closure in order for the project to be completed sooner. It was noted there are presently 420 members and that they have a maximum of 450.

Mr. Sullivan noted the turnover to obtain a membership is approximately between 30-40 memberships per year with residents again having first priority.

COUNCILMAN ZUCKERMAN inquired as to the slope stability. Mr. Cope noted that grading of this project is proposed to be balanced and that these concerns were discussed with the neighbors and engineers. He noted slopes will be professionally improved with irrigation and planting systems maintained by a professional management company.

COUNCILMAN ZERUNYAN commented that more of a buffer should be provided due to previous slope failures.

MAYOR MITCHELL invited members of the audience to speak.

Eddie, Lomita, requested clarification on several issues in regards to truck traffic.

Ed Strobel, 25928 Richville Drive, Torrance, questioned if there has been any discussion between the City and Torrance regarding this project outside of the Reuse Committee. City Manager Prichard indicated that discussion took place at the staff level, but no official meetings were held at the COUNCIL level. COUNCILWOMAN SEAMANS noted that representatives from Torrance attended the Reuse Committee meetings.

Bridget Carman, 2225 Carriage Drive, Larga Vista Homeowners' Association, thanked MAYOR MITCHELL, COUNCILWOMAN SEAMANS and Mr. Cope for their involvement in this community project and addressing their concerns. She inquired how this neighborhood will integrate into the community, i.e. horsetrails, green belts, etc, as this proposal appears to be isolated from the rest of the City. She requested COUNCIL give this item more attention.

Mike Russo, 9 Bridlewood Circle, Bridlewood Homeowners' Association, RHE Coalition, commended that the COUNCIL, Planning Commission and Mr. Cope on how they have handled this project. He noted his neighborhood would actually be impacted most as the proposed entrance is across from the Bridlewood Circle development. He noted that they have been very cooperative and are concerned with noise and traffic, length of project, etc., but was pleased to see the existing use discontinued. He believed this development will greatly benefit the community.

Gerald Lum, 16 Santa Bella Road, Traffic and Safety Committee Member, noted his concerns regarding ingress and egress from that development. He noted that site distance coming from the north needs to be reviewed as well as how the grading will affect the non-compacted fill. He also stated concerns regarding public utilities, sewer, storm drains, drainage, impact of water from the golf course.

Bill Fox, 64 Dapplegray Lane, noted he currently leases a portion of his property to the Rolling Hills Country Club for \$25 a year. He inquired how this will affect his lease. Mr. Sullivan noted that this plan does not include any leased land and would revert back to the property owner. He then inquired if the horsetrails would be included in the project. Mr. Cope stated that none are proposed due to the proximity of the golf course. He noted he met with a former Palos Verdes Peninsula Horsemen's President and explained to him that there are logistical problems in having an equestrian trail network as it would conflict with the golf course.

Dave Salazar, 26114 De Los Drive, Torrance, noted there is a difference in height from his home to the slope. He noted that his main concern is the slope as it should be further away from the homes.

Tom Dryer, 26214 De Los Drive, Torrance, referred to the condominiums on Rolling Hills Way and reiterated his concern about the slope as well.

Linda Dryer, 26214 De Los Drive, Torrance, Hillside Homeowners' Association, noted she, too, is concerned about the slope noting that geo-technical drawings show a potential landslide could occur around the Skyline Mobile Home Park. She noted that for 20 years there have been ongoing reparations

necessary. She inquired if there was a secondary level of protection and wished to be assured that the slope is far enough away so as not to endanger her home.

Bill, Dapplegray Lane, inquired if the sizes of the homes comply with City requirements. Planning Director Wahba indicated that this project is similar to the Vantage Pointe development.

June Olney, 25 Sorrell, inquired as to what will happen to the west parking lot opposite the clubhouse. Mr. Cope stated it will be eliminated. She then noted her home is far enough away so as not to be affected by errant golf balls. Mr. Cope stated that they will perform additional berming and landscaping for safety reasons on the golf course.

Pat Hargrove, Dapplegray area, spoke regarding golf balls going out at a high rate of speed and was worried they may come towards her home. She requested a protective net be installed for the protection of equestrians as well as residents.

NEXT STEPS

Planning Director Wahba stated that the purpose of this meeting is to bring the Planning Commission and COUNCIL together to take a first look prior to moving forward with the application process. It was noted the application will be filed shortly.

MAYOR MITCHELL stated that this is the COUNCIL'S opportunity to express their concerns and/or support of the plan. She noted her concerns regarding circulation of single-loaded streets and that she would prefer to see more of a neighborhood atmosphere with residents moving freely throughout connecting streets. She concurred with previous comments regarding paying close attention to the slope stability prior to this project moving ahead. She inquired if walk paths would be provided for those children attending Dapplegray School.

COUNCILWOMAN SEAMANS noted she would also like a more cohesive neighborhood that connects with other walking trails connecting to the Chandler Preserve. She noted that she would not be in favor of a gated community. Additionally, she suggested the developer may want to consider removing utility poles along Palos Verdes Drive East from Palos Verdes Drive North to the City limits.

MAYOR PRO TEM ADDLEMAN reiterated that the developer will review the slope stability very carefully and inquired if the homes could be moved down further in order to have connecting streets and not make it appear so secluded. He also concurred with the need for trails leading to the Chandler Preserve.

Mr. Cope reiterated that the golf course does not need buildable land and the homes are situated in the only area they can build on.

City Manager Prichard questioned the double-loading of one street and how that decision was reached, particularly, when the south street along the main street is single-loaded. Mr. Cope noted that this is a very long street, and they wished to have golf course views along the main entrance as well as maintain a safe distance from the fairways at the same time.

COUNCILMAN ZERUNYAN complimented Mr. Cope on this plan and believed it would work very well for that site. He noted his desire to see this development more "kid and equestrian-friendly." He asked the Applicant to consider the neighborhood concept and further investigate designs so that there is no conflict between the equestrian and golf communities. He strongly encouraged Mr. Cope to speak to members of the equestrian community as many other cities have been able to incorporate both activities. He then commented that the advantages of bringing children into the community would add significant value to the project. He was pleased to comment that the Palos Verdes Peninsula Unified School District is one of the finest in the country and it is important to attract families to the area. Other items of concern included a lack of open space areas within the project as this may be one of the last developments of this size and quality in the City. He concurred with previous comments on walking trails.

COMMISSIONER O'DAY inquired as to how low-cost housing will be provided to comply with the General Plan and state regulations.

MAYOR MITCHELL noted this item was discussed at the Reuse Committee and it was the consensus of those who attended the meeting that they would rather see single-family housing throughout the development.

COUNCILWOMAN SEAMANS inquired if the "casitas" concept was still being considered. Mr. Cope noted that these homes are not intended to be a multi-family dwellings, but that they are still under consideration.

COUNCILMAN ZERUNYAN noted that low-cost housing has been addressed by a number of mixed-use projects.

COMMISSIONER O'DAY stated that this project should comply with the General Plan. He concurred with the circulation concern as it is a main access route and that a gated community would make the neighborhood exclusive rather than inclusive.

COMMISSIONER BAYER noted her concern with the exclusivity of this development as well. She referred to the Vantage Pointe development as being overbuilt and stated that one of the joys of living in the City is being able to drive through various neighborhoods which is part of the ambience of the community.

COMMISSIONER KILLEN cautioned to be careful of housing trends. It was his opinion to stagger the homes with garages facing away from the street. Additionally, he believed a park should also be incorporated into the development.

COUNCILMAN ZUCKERMAN noted that the slope stability would be taken care of by the geo-technical studies, but was concerned with homeowners' associations who may not be well funded to handle the liability for any damages that may incur. He suggested exploring third party indemnification for homeowners in the future. He noted his support of sidewalks and possibly utilizing Quimby funds for parks.

COUNCILMAN ZUCKERMAN went on to state that speed humps might be included at this time rather than later. He noted it is imperative that the homeowners' association owns the streets.

City Manager Prichard inquired as to what point the home builder will be brought in. Mr. Cope noted it should be within 90-120 days.

MAYOR MITCHELL inquired if it would be useful in having the developer explore a different arrangement other than single-loaded streets, and if this is the case, another joint meeting should be held.

Mr. Cope noted they were careful in taking advantage of the views as he is charged with the economic task of creating a balanced project which provides a sufficient rate of return for the property owner. He noted he will consider the comments expressed as well as meet with the Cities of Lomita and Torrance. He noted that while attached housing was considered, the Reuse Committee decided against it and supported detached single-family homes. He noted they will conduct further analysis and come back to the COUNCIL with their results.

COUNCILWOMAN SEAMANS noted for the audience that this project is being presented to the COUNCIL and Planning Commission at this time for a first look. She stated the Reuse Committee discussed virtually all the issues that were mentioned. She advised the COUNCIL to be pragmatic and bear in mind that the Country Club has a vested interest in improving their facility. She noted she is very encouraged to see a green belt area rather than what is there now and was pleased to see that Bridlewood Circle would not have to endure truck traffic any longer.

Mr. Cope summarized that there have been dozens of people who have given their personal time in this effort, and it is his hope that everyone stays involved to make this project workable for the community.

It was the consensus of the COUNCIL and COMMISSION to request the Applicant to see how they might incorporate changes based on the comments received, and meet again after discussions have taken place with the City of Torrance.

COUNCILMAN ZUCKERMAN commented on the issue of the need to break away from single-loaded

streets and asked if a consensus would be needed.

It was the consensus of the COUNCIL and COMMISSION to have Chandler study this issue.

Mr. Cope noted his desire to meet with Torrance as soon as possible.

City Manager Prichard noted that the Reuse Committee considered the issue of density and was in favor of the less dense project alternative.

Mr. Russo then noted more density would not be desirable in regards to traffic.

It was the consensus of the COUNCIL and COMMISSION to receive input from the City of Torrance and discuss this project at a later date.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:43 p.m.

Respectfully submitted, Approved,

Hope J. Nolan Douglas R. Prichard

Deputy City Clerk City Clerk